131.0	0002	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,971,800 / 1,971,800
					USE VALUE: 1,971,800 / 1,971,800
					ASSESSED: 1,971,800 / 1,971,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOPES-FERNANDES EMILIE BEAUMO	
Owner 2:	LOPES-FERNANDES PHILIPPE M	
Owner 3:		
Street 1:	29 GRAY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KOHLBERGH KENNETH R -
Owner 2:	BLOCH JUSTINE L -
Street 1:	29 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .387 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Stucco Exterior and 5130 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16850.000	1,124,900	13,900	833,000	1,971,800
Total Card	0.387	1,124,900	13,900	833,000	1,971,800
Total Parcel	0.387	1,124,900	13,900	833,000	1,971,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.35 | /Parcel: 384.35

Legal Description

User Acct 84385

GIS Ref

GIS Ref

Insp Date 08/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,124,900	13900	16,850.	833,000	1,971,800		Year end	12/23/2021
2021	101	FV	1,093,000	13900	16,850.	833,000	1,939,900		Year End Roll	12/10/2020
2020	101	FV	1,092,900	13900	16,850.	833,000	1,939,800	1,939,800	Year End Roll	12/18/2019
2019	101	FV	817,600	14100	16,850.	879,200	1,710,900	1,710,900	Year End Roll	1/3/2019
2018	101	FV	817,600	14100	16,850.	647,900	1,479,600	1,479,600	Year End Roll	12/20/2017
2017	101	FV	817,600	14100	16,850.	620,100	1,451,800	1,451,800	Year End Roll	1/3/2017
2016	101	FV	817,600	14100	16,850.	573,800	1,405,500	1,405,500	Year End	1/4/2016
2015	101	FV	762,200	14300	16,850.	481,300	1,257,800	1,257,800	Year End Roll	12/11/2014

!10247!

PRINT

Date	Time
12/30/21	10:22:19

LAST REV

Date	Time
01/14/21	09:19:19
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOHLBERGH KENNE	62034-95		6/17/2013		1,298,000	No	No		
WRIGHT JAMES A	41603-601		12/12/2003		934,000	No	No		
KUCHNLE JOHN C	28799-500		7/2/1998		455,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1475	Redo Bat	11,820	C				
1/9/2017	35	Redo Kit	102,500	O				
11/1/2016	1330	Redo Bat	124,848	O				remod mudrm +bath
9/18/2006	781	Manual	10,000			G8	GR FY08	REPLACE GUTTERS
7/28/2005	672	Det. Gar	70,000	C		G7	GR FY07	W/ RETAING WALLS,
4/18/2002	260	Redo Bat	2,000	C				RENOVATE BATH
5/7/1999	406	Alterati	5,500					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Measured	DGM	D Mann
8/3/2017	Permit Visit	DGM	D Mann
8/2/2017	Left Notice	DGM	D Mann
2/12/2009	Measured	163	PATRIOT
6/17/2004	MLS	HC	Helen Chinal
11/3/2000	Hearing Chag	189	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16850		Sq. Ft.	Site		0	90.	0.55	10									832,953						833,000	

Total AC/HA:	0.38682	Total SF/SM:	16850	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	832,953	Spl Credit		Total:	833,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	5	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.94370627
Const Adj.:	1.00739920
Adj $ / SQ:	128.343
Other Features:	175798
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1179143
Depreciation:	54241
Depreciated Total:	1124902

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

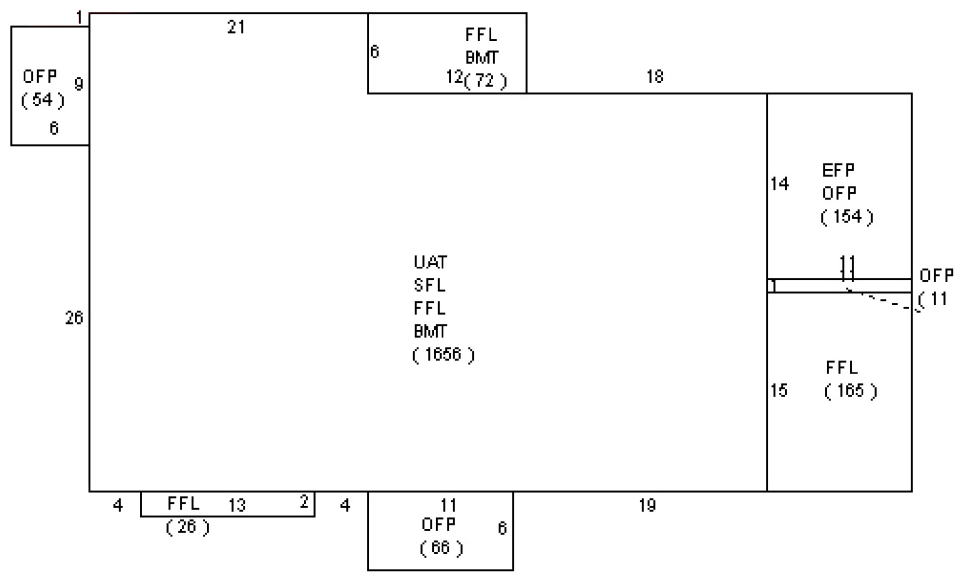
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.38
Special Features:	0	Val/Su Net:	182.73
Final Total:	1124900	Val/Su SzAd	314.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,919	128.340	246,290
BMT	Basement	1,728	80.090	138,389
SFL	Second Floor	1,656	128.340	212,536
UAT	Upper Attic	414	51.340	21,254
OFP	Open Porch	285	22.450	6,400
EFP	Enclos Porch	154	45.240	6,966

Net Sketched Area:	6,156	Total:	631,835
Size Ad	3575	Gross Area	7398	FinArea	5130
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	V	VG	2006	30.25	T	5.2	101			13,900			13,900

More:	N	Total Yard Items:	13,900	Total Special Featues:		Total:	13,900